



Town of Tyngsborough Planning Board

25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext 115

Tyngsborough Planning Board Meeting minutes August 04, 2005

Attachments:

Meeting Agenda

Members Present: Darryl Wickens, Chairman
Steven Nocco, Treasurer
John Forti, NMCOG Liaison

Members Absent: Caryn DeCarteret, Vice-Chair
Mark Pease, Secretary

Joyce M. Harrington, Clerk
John Boardman, Ross Associates

7:07 PM – Meeting called to order by Darryl Wickens

Due to the fact that two members were not present and possibly could show up, Mr. Wickens advised that continuing the Sleepy Hollow hearing for 20 minutes to give these members time to arrive. Mr. Erikson agreed.

Administrative 1: Special Permit Application – Ideal Properties, 11 Progress Avenue – Personal Services/World Gym

The Board accepted the application and set the hearing date for September 15, 2005 @ 7:05PM.

Hearing 1: 75 Lakeview Avenue – Sleepy Hollow Estates

7:27PM: Continued definitive subdivision application. With only three members present the applicant agreed to continue the hearing to August 18, 2005 at 7:30PM.

Motion: Steve Nocco to continue to August 18, 2005 at 7:35PM
Second: John Forti
Carries 3-0-2

Discussion 1: Westford Road Plaza – Mr. Shen

Mr. Shen and his attorney, Mr. Hall, appeared before the board to discuss the following items relative to the approved Westford Road Plaza site plan review/special permit:

- 1) The applicant is requesting the Board's approval to move forward and demolish the existing homes and garages on the properties and clear the trees on the two lots in anticipation of starting construction. The applicant would not begin construction until the existing home at the Wynbrook property is demolished.

PB Response: The members felt that this was appropriate and allowed the applicant to proceed with the demolition and tree clearing with the following exception. The trees in the 25-foot buffer zone between this property and the Wynbrook project remain standing until such time as the Wynbrook home be demolished.

- 2) The applicant is asking the Board to document a letter to the bank upon the demolition of the Wynbrook home to the affect that the condition of the Special Permit (requiring that home to be demolished as a condition of this project beginning) be satisfied.

PB Response: The members agreed to provide such letter upon demolition of the adjacent Wynbrook home.

- 3) The applicant requested clarity on when the Board required the monies for the road improvements (condition of Special Permit) are placed into the account.

PB Response: The Board felt that the monies be placed into the account prior to any Occupancy permit granting. The Board will reflect this in a letter to the Building Commissioner.

Discussion 2 - Mr. Vocci (sp?) – Tyngsboro Campgrounds

Mr. Vocci came before the Board to discuss construction options at the former Tyngsboro Campgrounds on Frost Road. Mr. Vocci voiced possible plans for condominium units or other types of housing on the site. Members of the Board voiced concerns about the lack of sewerage, the flood plain area where the houses would be built and the steepness of the hill and any driveways/roads.

Administrative 3 - Massapoag Final Agreement

A letter and accompanying settlement document from Attorney Charles Zaroulis was read to the members. The letter requested the Board authorize the Chairman to sign the agreement for the Board.

Motion: Steve Nocco to allow the Chair to sign for the Board
Second: John Forti
Carries 3-0-2

Note: The Chair signed the document and forwarded to Town Clerk for her signature and disposition to Town Counsel

Administrative 4 - Proposal Review and Acceptance for Planning Board Consulting Engineering Services

The members of the Board discussed the proposals and pricing from the two engineering firms and voted to continue the services of Ross and Associates. The Chair will draft a letter to the Assistant Town Administrator reflecting that vote.

Administrative 5 - Bills

No bills were signed

Motion: Steve Nocco to adjourn at 8:30PM
Second: John Forti
Carries 3-0-2

Minutes taken and respectfully submitted by
Darryl Wickens
Planning Board Chair